090.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,000 / 697,000
					USE VALUE:	697,000 / 697,000
					ASSESSED:	697,000 / 697,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALY GENIE/ETAL
Owner 2:	MC GOWAN MARTIN
Owner 3:	
Street 1:	16 MARTIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Wood Shingle Exterior and 1729 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	325,200		371,800	697,000
Total Card	0.085	325,200		371,800	697,000
Total Parcel	0.085	325,200		371,800	697,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.12 | /Parcel: 403.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,300	0	3,704.	371,800	697,100	697,100	Year End Roll	12/18/2019
2019	101	FV	253,500	0	3,704.	377,100	630,600	630,600	Year End Roll	1/3/2019
2018	101	FV	253,500	0	3,704.	281,500	535,000	535,000	Year End Roll	12/20/2017
2017	101	FV	253,500	0	3,704.	254,900	508,400	508,400	Year End Roll	1/3/2017
2016	101	FV	253,500	0	3,704.	244,300	497,800	497,800	Year End	1/4/2016
2015	101	FV	238,200	0	3,704.	207,100	445,300	445,300	Year End Roll	12/11/2014
2014	101	FV	238,200	0	3,704.	196,500	434,700	434,700	Year End Roll	12/16/2013
2013	101	FV	238,200	0	3,704.	187,000	425,200	425,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHORT CARL W	26609-251		8/26/1996		162,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	661	Addition	65,980	O				
9/6/2011	1081	Dormers	41,710					FULL DORMER W/ BAT

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/2/2012	Info Fm Prmt	BR	B Rossignol
3/20/2009	Meas/Inspect	163	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA: 0.08503 | Total SF/SM: 3704 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 371,784 | Spl Credit | Total: 371,800

PRINT

Date	Time
12/10/20	21:58:28

LAST REV

Date	Time
08/17/20	15:15:49

danam

User Acct / GIS Ref / GIS Ref / Insp Date

57896

11/09/18

!7325!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	57896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25728738
Const Adj.:	0.98990101
Adj $ / SQ:	130.682
Other Features:	93800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364575
Depreciation:	39374
Depreciated Total:	325201

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

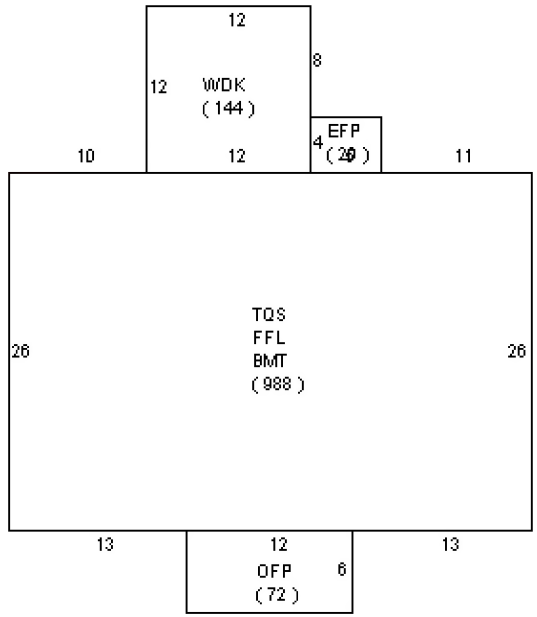
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	130.68
Special Features:	0	Val/Su Net:	110.13
Final Total:	325200	Val/Su SzAd	188.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	39.200	38,734
FFL	First Floor	988	130.680	129,114
TQS	3/4 Story	741	130.680	96,835
WDK	Deck	144	12.810	1,845
OFP	Open Porch	72	39.020	2,809
EFP	Enclos Porch	20	71.870	1,437

Net Sketched Area:	2,953			Total:	270,774
Size Ad	1729	Gross Are	3200	FinArea	1729

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	